058.0	0010	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	924,200 / 924,200
					USE VALUE:	924,200 / 924,200
					ASSESSED:	924,200 / 924,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCCI JAMES
Owner 2:	
Owner 3:	
Street 1:	34 PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GLOVER NORMAN J JR--ETAL -
Owner 2:	GLOVER JUDITH A -
Street 1:	34 PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,798 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2776 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3798.000	550,400		373,800	924,200
Total Card	0.087	550,400		373,800	924,200
Total Parcel	0.087	550,400		373,800	924,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.93 | /Parcel: 332.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38970
GIS Ref:
GIS Ref:
Insp Date: 09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0010-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	550,500	0	3,798.	373,800	924,300	924,300	Year End Roll	12/18/2019
2019	104	FV	407,500	0	3,798.	373,800	781,300	781,300	Year End Roll	1/3/2019
2018	104	FV	408,600	0	3,798.	251,000	659,600	659,600	Year End Roll	12/20/2017
2017	104	FV	383,600	0	3,798.	240,300	623,900	623,900	Year End Roll	1/3/2017
2016	104	FV	332,000	0	3,798.	218,900	550,900	550,900	Year End	1/4/2016
2015	104	FV	295,800	0	3,798.	176,200	472,000	472,000	Year End Roll	12/11/2014
2014	104	FV	295,800	0	3,798.	157,500	453,300	453,300	Year End Roll	12/16/2013
2013	104	FV	307,800	0	3,798.	149,500	457,300	457,300		12/13/2012

!5015!

PRINT

Date	Time
12/10/20	19:58:03

LAST REV

Date	Time
10/05/18	11:01:05

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLOVER NORMAN J	64586-45		12/1/2014		675,000	No	No		
	12029-145		7/1/1971		35,500	No	No		N

USER DEFINED

Prior Id # 1:	38970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2010	2217	Siding	17,750					
10/7/2010	2107	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
6/5/2015	Sales Review	PT	Paul T
2/17/2009	Meas/Inspect	163	PATRIOT
2/3/2000	Inspected	276	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3798		Sq. Ft.	Site		0	70.	1.41	11									373,759						373,800	

Total AC/HA: 0.08719 | Total SF/SM: 3798 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 373,759 | Spl Credit | Total: 373,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.02824211
Const Adj.:	0.99485052
Adj $ / SQ:	173.901
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676213
Depreciation:	125776
Depreciated Total:	550438

COMMENTS

643-0711.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	5	Baths:	2	HB					

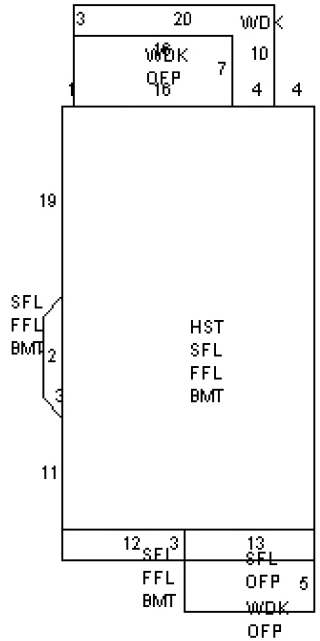
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	3	
Totals			
2	12	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,145	173.900	199,117
BMT	Basement	1,106	52.170	57,700
FFL	First Floor	1,106	173.900	192,335
HST	Half Story	525	173.900	91,298
WDK	Deck	265	9.720	2,577
OFP	Open Porch	216	24.010	5,187
	Net Sketched Area:	4,363	Total:	548,214
Size Ad	2776	Gross Are	4888	FinArea 2776

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.90
Special Features:	0	Val/Su Net:	126.15
Final Total:	550400	Val/Su SzAd	198.27

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.0-0010-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: